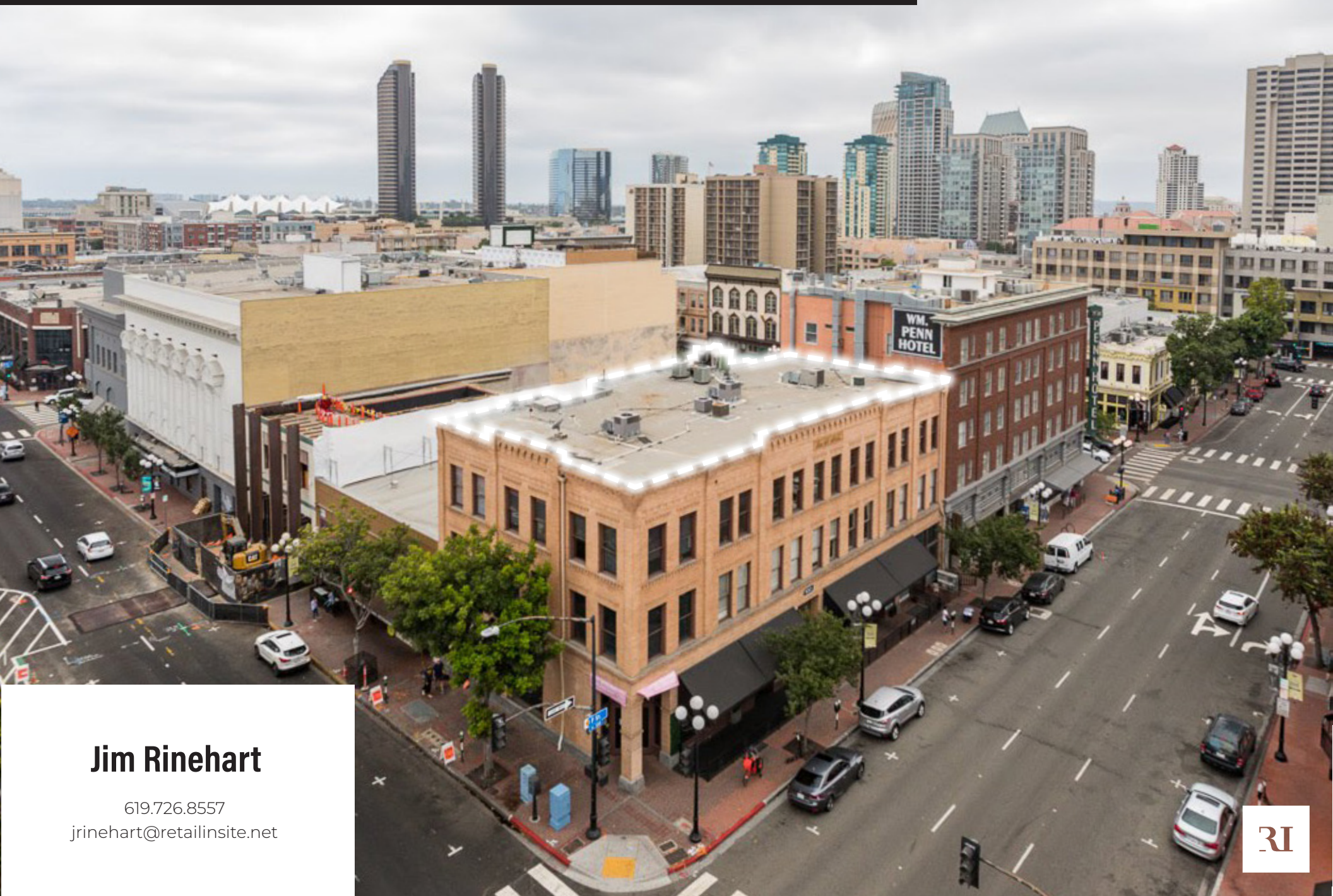


531 F STREET

3,500 SF ROOFTOP AVAILABLE



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Proposed Rooftop Design



OPPORTUNITY

- Rare opportunity for 100% outdoor rooftop space
- Only rooftop currently available in the Gaslamp
- Other than hotel-operated bars, only 3 rooftop bars exist in the Gaslamp
- Located across the street from STK@Andaz, Coin Op Game Room, and next to the newly built A/C Marriott

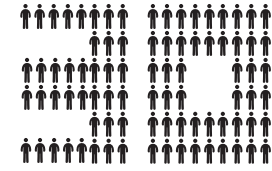
DETAILS

- From lease execution, Landlord to construct an elevator with an entrance on F Street
- Estimated timing including Landlord's work and Tenant improvements will be 10-12 months
- Landlord expects to start construction once Tenant has obtained liquor license
- Landlord expects this to be a primarily nighttime operation

click
to view
on Google
Maps



ABOUT THE AREA



MILLION visitors annually

8th

LARGEST city in the U.S.
1.3 Million residents
in the City Limits

San Diego



RESIDENTIAL growth
Downtown over 10 years

Downtown



SF of CONTIGUOUS
retail & restaurants
In Gaslamp

Gaslamp
Quarter



- The Gaslamp Quarter is San Diego's number one tourist destination.
- The Gaslamp Quarter attracts approximately 20 Million visitors per year
- The Gaslamp Quarter, a 16.5 block neighborhood that houses more than 100 restaurants and nightclubs, movie theaters, retailers, offices, galleries and urban live/work lofts, provides a unique opportunity to open a store in the heart of San Diego's thriving Downtown.
- San Diego's Gaslamp Quarter has flourished into one of the most desirable urban neighborhoods on the West Coast.